



To the Honorable Council
City of Norfolk, Virginia

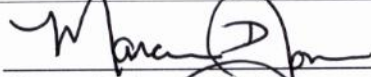
January 12, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for the Resumption of a non-conforming use at 517 Warren Crescent and 533 Mill Street by Work Program Architects**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-7

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to re-establish a non-conforming accessory dwelling unit that was destroyed by fire.
- IV. **Applicant:** Work Program Architects
- V. **Description:**
 - In April 2015 the existing non-conforming garage with an accessory dwelling unit on the second floor was destroyed by fire.
 - The current HC-G1 zoning does not permit accessory dwelling units.
 - The applicant is requesting to rebuild the historically consistent garage with an accessory dwelling unit on the second floor.
 - The structure may be rebuilt if it has not been discontinued for more than 10 years, the structure is/was architecturally significant, and if a Special Exception has been granted.
 - The proposed design for the garage and accessory dwelling unit has been approved by the Architectural Review Board (ARB).
 - The rebuilt accessory structure will meet the required setbacks, building code, and floodplain requirements.
 - The structure must be rebuilt by April 21, 2017 and no reduction of the off-street parking requirements will be permitted.

Staff point of contact: Robert Tajan at 664-4756, Robert.Tajan@norfolk.gov

Attachments:

- Staff Report to CPC dated December, 10 2015 with attachments
- Letter of support
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: December 10, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Robert J. Tajan, AICP, CFM *RJT*

Staff Report	Item No. 6	
Address	517 Warren Crescent and 533 Mill Street	
Applicant	Work Program Architects	
Request	Special Exception	Resumption of a non-conforming use
Property Owner	Lawrence and Robbin Brett	
Site Characteristics	Site Area/Space	.3 acres/13,570 sq. ft.
	Zoning	HC-G1 (Ghent Historic and Cultural Conservation)
	Neighborhood	Ghent
	Character District	Traditional
Surrounding Area	North	HC-G1: Single-family homes
	East	HC-G1: Single-family homes
	South	HC-G1: Single-family homes
	West	HC-G1: Single-family homes



A. Summary of Request

The applicant proposes to re-establish a non-conforming accessory dwelling unit that was destroyed by fire.

B. Plan Consistency

- *plaNorfolk2030* identifies this site as single family traditional.
 - The identifying land use strategies chapter of *plaNorfolk2030* identifies the single family traditional land use category as a location for single family detached development characterized by houses set back a moderate distance from the street with driveways leading to rear garages on lots of 50 to 70 feet wide and approximately 4,000 to 7,500 square feet.
- Although the construction of a second dwelling unit on the property inconsistent with *plaNorfolk2030*, the proposed Special Exception will allow for the reconstruction of a previously existing historically consistent accessory dwelling unit which is clearly incidental to the existing single-family residence.

C. Zoning Analysis

i. General

- In April 2015, the existing legally non-conforming garage with an accessory dwelling unit on the second floor was destroyed by fire.
 - The original accessory structure was built in 1916.
 - In 1948, the structure is noted to have been a two story brick and frame garage apartment.
 - The 1950 Zoning Ordinance had this area zoned R-3 which permitted one and two family structures.
 - The use was established and existing when the zoning of the property allowed the use as a matter of right; this it is a legally nonconforming structure and use.
- The current HC-G1 zoning does not permit accessory dwelling units.
- In section 12-9, "Discontinuation of nonconforming uses" of the *Zoning Ordinance*, a non-conforming use may be reconstructed and resumed if the following criteria are met:
 - The non-conforming use has not been discontinued for more than 10 years;
 - The building is/was historically or architecturally significant; and
 - A special exception has been granted
- The applicant proposes to rebuild the accessory structure and resume the previous non-conforming accessory dwelling unit with a special exception.
- In section 12-8.2 of the *Zoning Ordinance*, nonconforming structures that have been destroyed by an act of God may be rebuilt if:
 - The nonconforming features are reduced to the greatest extent possible;
 - The reconstruction is completed within two years of the destructive event; and
 - The reconstruction must comply with required building codes and floodplain regulations.

- The proposal will eliminate the encroachment of the previous building into the right-of-way, meet all required setbacks for accessory structures, and upgrade the building to meet the floodplain requirements.
 - The parking will match what previously existed on the site although it remains non-conforming given the uses.
 - The parking will remain nonconforming to allow for the new structure to match the massing and layout of the historic structure that was destroyed by fire.
- ii. Historic Impacts
- The historic carriage house was destroyed by fire in April 2015.
 - In order to build or rebuild any structure visible from the right-of-way within the HC districts, a Certificate of Appropriateness (COA) must be obtained.
 - The applicant has received approval from the Architectural Review Board (ARB) for a COA to rebuild the carriage house subject to the following conditions:
 - The wall section shall be a continuously vertical from top to bottom;
 - The pergola shall be reduced in scale and painted a dark color;
 - The window pattern shall be 4/4 on the double hung windows and 3 on the awning windows;
 - The trim shall be wood above the design flood elevation;
 - Half round gutters with round downspouts are to be used; and
 - Roof material shall be fiberglass.
- iii. Parking
- The residence is located within the Traditional Character District, which requires two parking spaces per dwelling unit.
 - In order to allow for replacement of the historic carriage house, the property will remain nonconforming to the off-street parking requirements.
 - Parking for both the residence and the accessory dwelling unit will be accommodated inside the proposed carriage house.
- iv. Flood Zone
- The property is in the AE (Elevation 7.6, NAVD '88) Flood Zone.
 - The carriage house will be required to meet all floodplain requirements including flood vents in the first floor and flood resistant construction to the design flood elevation of 10.6.
 - The replacement of the carriage house will be more resilient to flood waters with the required design elements.

D. Transportation Impacts

No new trips are forecast related to the proposed re-establishment of the previous use and structure on the site.

E. Impact on the Environment

- The existing site meets the requirements for lot coverage within the HC-G1 district.
- There should be no noticeable impact to the surrounding on street parking since the design will be no different than what has been on the site since 1916.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed reconstruction of the accessory dwelling unit above the garage should not have a negative effect on the surrounding neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to the Ghent Neighborhood League on October 28.
- The applicant met with the civic league on September 24 and November 12.

I. Communication Outreach/Notification

- Legal notice was posted on the property on November 10.
- Letters were mailed to all property owners within 300 feet of the property on November 25.
- Legal notification was placed in *The Virginian-Pilot* on November 26 and December 3.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The accessory dwelling unit at 533 Mill Street and the residence at 517 Warren Crescent shall stay in common ownership to ensure there is no reduction in the on-site parking.
- (b) The site improvements shall be installed in accordance with site improvement plan, attached hereto and marked "Exhibit A."
- (c) Reconstruction of the carriage house shall be completed by April 21, 2017.

Attachments

Location Map
Zoning Map
Application
COA approval
ARB application
Notice to the Ghent Neighborhood League

Proponents and Opponents

Proponents

Applicant/Representative
Peter Johnson – Work Program Architects
208 East Plume Street, Suite 2
Norfolk, VA 23510

Kristen Abney
539 Warren Crescent
Norfolk, VA 23507

Karen Reynes
401 Warren Crescent
Norfolk, VA 23507

Opponents

None

12/08/15 lds

Form and Correctness Approved: *RM*

By *Colin M. Smith*
Office of the City Attorney

Contents Approved: *RM*

By *James M. Newell*
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE RESUMPTION OF A NONCONFORMING USE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12-9 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, AS AMENDED ON PROPERTY LOCATED AT 517 WARREN CRESCENT AND 533 MILL STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the resumption of a nonconforming use on property located at 517 Warren Crescent and 533 Mill Street. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the southwest corner of Warren Crescent and Mill Street fronting 125 feet, more or less, along the southern line of Mill Street and 90 feet, more or less, along the western line of Warren Crescent; premises numbered 517 Warren Crescent and 533 Mill Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The total number of off-street parking spaces located on the property shall not be reduced.
- (b) The site shall be improved in accordance with the conceptual plan attached hereto and marked as "Exhibit A."
- (c) Reconstruction of the carriage house fronting onto Mill Street shall be completed no later than April 21, 2017.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the

requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a

negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

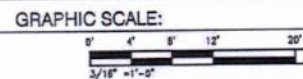


LOT 4

A001

WPA
A NEW YORK CITY ARCHITECTS

208 East Piano Street
Monticello Arcade, Suite 2
Norfolk, Virginia 23510
www.wpa.com 757.272.5310



Location Map

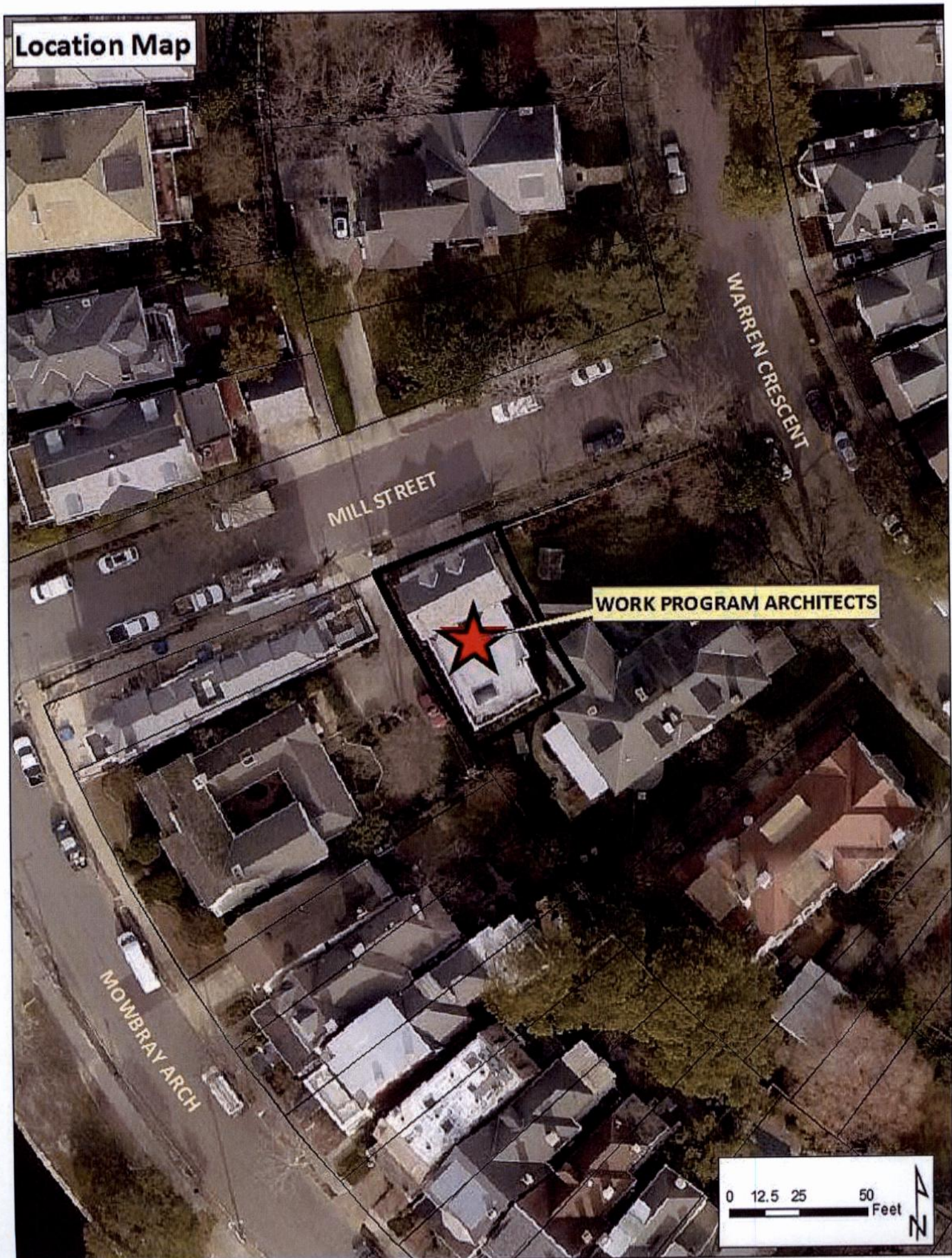
MILL STREET

WARREN CRESCENT

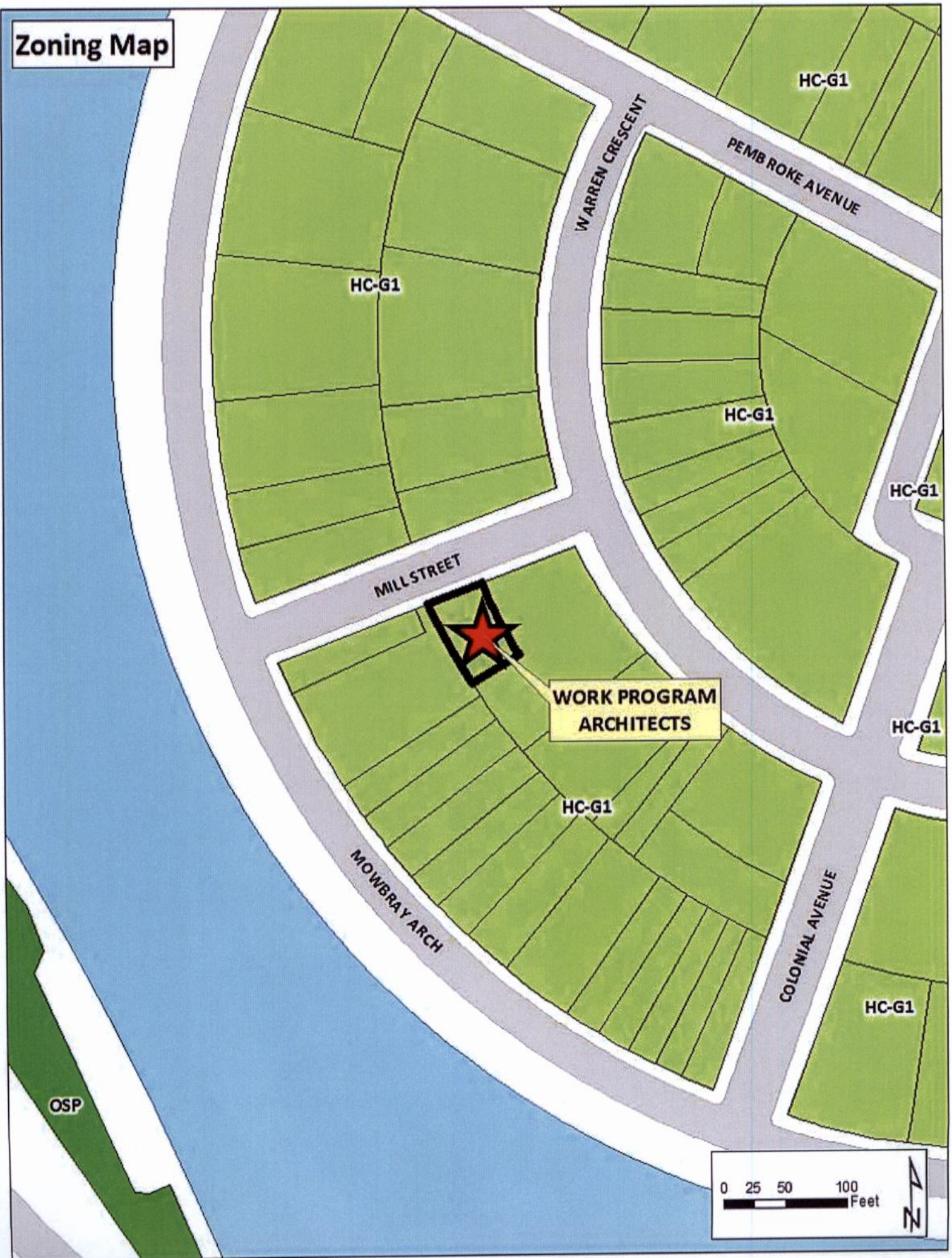
MOWBRAY ARCH

WORK PROGRAM ARCHITECTS

0 12.5 25 50 Feet



Zoning Map





APPLICATION SPECIAL EXCEPTION

Special Exception for: Accessory Dwelling Unit Replacement

Date of application: 10-26-2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 517 (Street Name) Warren Crescent

Existing Use of Property Single Family Residence

Current Building Square Footage N/A

Proposed Use _____

Replace a historical Garage/Accessory Dwelling Unit that was destroyed by fire on April 21, 2015. The previous carriage house was built in 1906. The proposed replacement reflects the design and massing of the historical structure as closely as was deemed practical while reducing square footage and complying with current setback requirements.

Proposed Square Footage 1,550 SF

Proposed Hours of Operation:

Weekday From _____ To _____

Friday From _____ To _____

Saturday From _____ To _____

Sunday From _____ To _____

Trade Name of Business (If applicable) N/A

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of owner () _____ email: _____

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: KAREN REYNES, GNL

Date(s) contacted: PRESENTED DESIGN 9/24/15, PRESENTING SPECIAL EXCEPTION 11/12/15

Ward/Super Ward information: WARD 2 / SUPERWARD 6

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Lawrence Brett Sign: [Signature] 10/26/15
(Property Owner) (Date)

Print name: PETER JOHNSTON Sign: [Signature] 10/26/15
(Applicant) (Date)

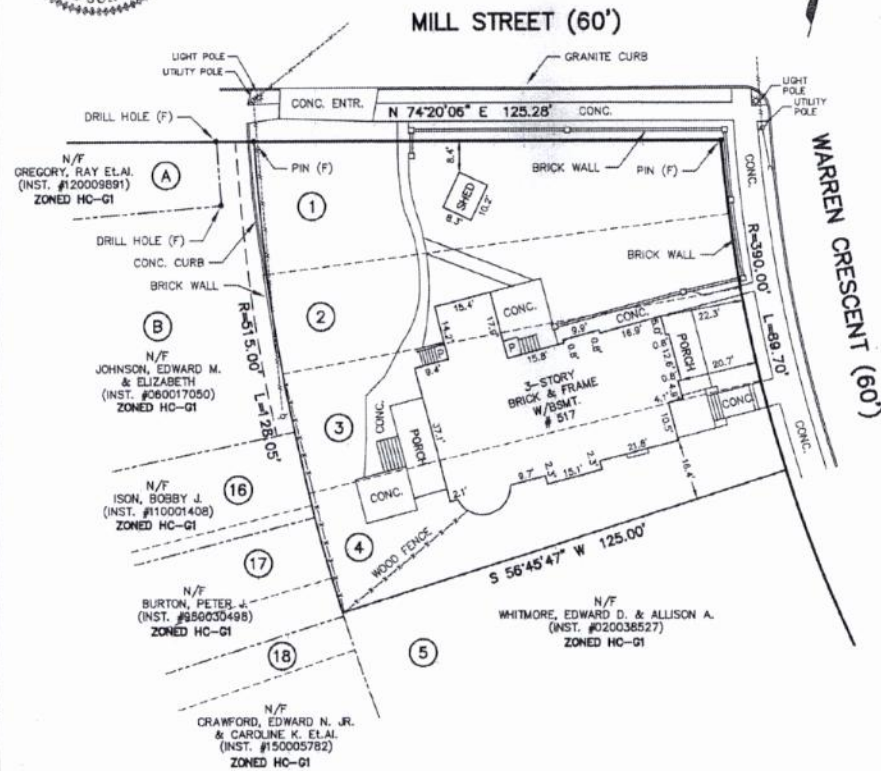
ONLY NEEDED IF APPLICABLE:

Print name: PETER JOHNSTON Sign: [Signature] 10/26/15
(Authorized Agent Signature) (Date)

THIS IS TO CERTIFY THAT I, ON OCTOBER 19, 2015 SURVEYED THE PROPERTY SHOWN ON THIS PLAT.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY OR ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY SHOWN HEREON. A CURRENT TITLE REPORT WAS NOT FURNISHED.

NOTE:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S): AE & X (SHADED)
COMMUNITY NAME AND NUMBER: NORFOLK 510104
MAP/PANEL NUMBER: 510104 0130 G
MAP REVISED: 12/18/2014
FLOOD ZONE INFORMATION DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.



PHYSICAL SURVEY
OF
LOTS 1, 2, 3 & 4, BLOCK 2
PLAN OF THE GHENT CO.
AND THE NORFOLK CO.
NORFOLK, VIRGINIA
FOR
LAWRENCE BRETT & ROBBIN A. BRETT

SCALE: 1"=25'
DATE: 10/19/2015
REFERENCE: M.B. 1, PG. 28-B
F.B. T-119, PG. 62-64
FILE NO. 63,065

ROOD
LAND SURVEYING, P.C.

5737 BARTEE STREET TEL: (757) 466-1111
NORFOLK, VA. 23502 FAX: (757) 466-9384

Certificate of Appropriateness

November 9, 2015

Mr. Peter Johnston
WPA
208 E. Plume Street, Suite 2
Norfolk, VA 23510

Re: 533 Mill Street—Ghent Historic District—#15-73

Dear Mr. Johnston:

On November 9, 2015 the Architectural Review Board (ARB) reviewed your request for a Certificate of Appropriateness for to rebuild the carriage house.

The ARB approved your request for a Certificate of Appropriateness for carriage house was approved as submitted. This meets the *City of Norfolk Historic District Design Guidelines for Accessory Structures*: number (5) "Design the accessory structure to be compatible in style to the primary building and surrounding properties by using similar features such as roof type, siding, openings, and architectural details. However, because it is a secondary structure, if it should not be more ornamented than the primary structure, nor should it distract from the primary structure."

The approval was made with the following conditions:

- The wall section shall be a continuous vertical from top to bottom;
- Scale the pergola down and paint a dark color;
- The window pattern be 4/4 on the double hung windows and 3 on the awning windows;
- The trim shall be wood above the flood proofing shall be wood;
- Half round gutters with round downspouts;
- Roof material shall be fiberglass.

This approval is subject to approval of the Special Exception of the resumption of the non-conforming use.

Enclosed are two copies of the stamped approved plans. Please retain this letter and enclosed plans, as loss of these documents could necessitate resubmitting to the Architectural Review Board.

Sincerely,


Leonard M. Newcomb, III
Assistant Director, Planning



**City of Norfolk, Virginia
Architectural Review Board Application**

810 Union Street, Suite 508

Norfolk, VA 23503

757/823-1451 Phone

Susan.mcbride@norfolk.gov

Project Name & Address (if applicable): 533 Mill St., Norfolk, VA - Carriage House

Applicant Name: Work Program Architects

Applicant Address: 208 E. Plume St., Ste.2, Norfolk, VA 23510

Applicant Phone: 757-227-5310 Applicant E-mail: peter@wparch.com

Property Owner (if different): Larry and Robbin Brett

Property Owner Address: 517 Warren Crescent, Norfolk, VA

Phone: 757-477-3023 E-mail: LBrettiii@aol.com

Property Owner Signature:  

Brief project description/scope:

New Single-Family Residence on replatted lot to replace historical structure that burned down in April 2015.

The exterior is to be brick veneer at ground floor, and cedar shakes at upper floor. The roof is to be architectural shingles to match existing house at 517 Warren Crescent. The roof of the 1-story portion to the rear serves as a roof-top deck for the dwelling unit.

The building has been sited differently than the previous structure to accomodate new setback requirements.

The structure is designed to be wet-floodproof construction up to an elevation of 11'. The BFE for this site is 7.6'.

Type of Application (check all that apply):

- | | |
|-------------------------------------------------------------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> New Construction, Additions & Substantial Renovations | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Sign, Canopy & Outdoor Dining | <input type="checkbox"/> Discussion |
| | <input type="checkbox"/> Demolition |

BEFORE you submit (check all that apply):

☒ Have you met with your respective Civic League or homeowner's association for approval and comments?

If you are encroaching into the public right-of-way have you met with the respective City agencies?

Agency/Contact: _____ Date: _____

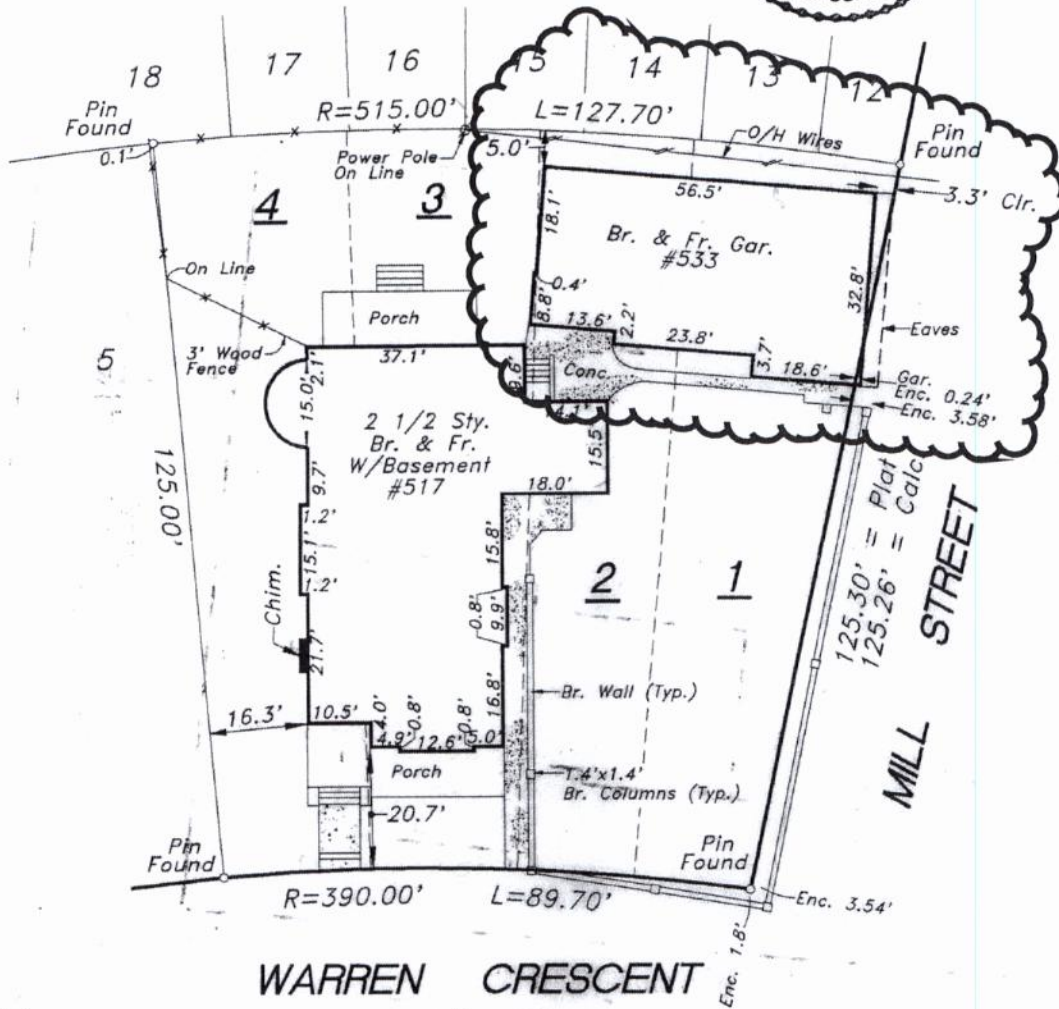
Agency/Contact: _____ Date: _____

Agency/Contact: _____ Date: _____

Submit five (5) collated, hard copies and one (1) digital copy. Digital copy must have all the pages in the direction that they will be read. The completed application is due by 12:00 p.m. on the day of the meeting deadline.

THIS IS TO CERTIFY THAT I ON JANUARY 16, 1999 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

SIGNED :



Note:
All Fences Shown Are
5' Wood Unless Noted.

Physical Survey
Of
LOTS 1, 2, 3 & 4, BLOCK 2,
PLAN OF THE GHENT CO. & NORFOLK CO.
Norfolk, Virginia
For
LAWRENCE BRETT & ROBBINA BRETT

NOTES :

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY / ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- 2) LEE S. ROOD, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
- 3) ELEVATIONS SHOWN HEREON REFER TO N.G.V.D. OF 1929.

LEE S. ROOD, P.C.
Land Surveyors
5737 BARTEE STREET
NORFOLK, VIRGINIA 23502
Ph. (757) 466-1111

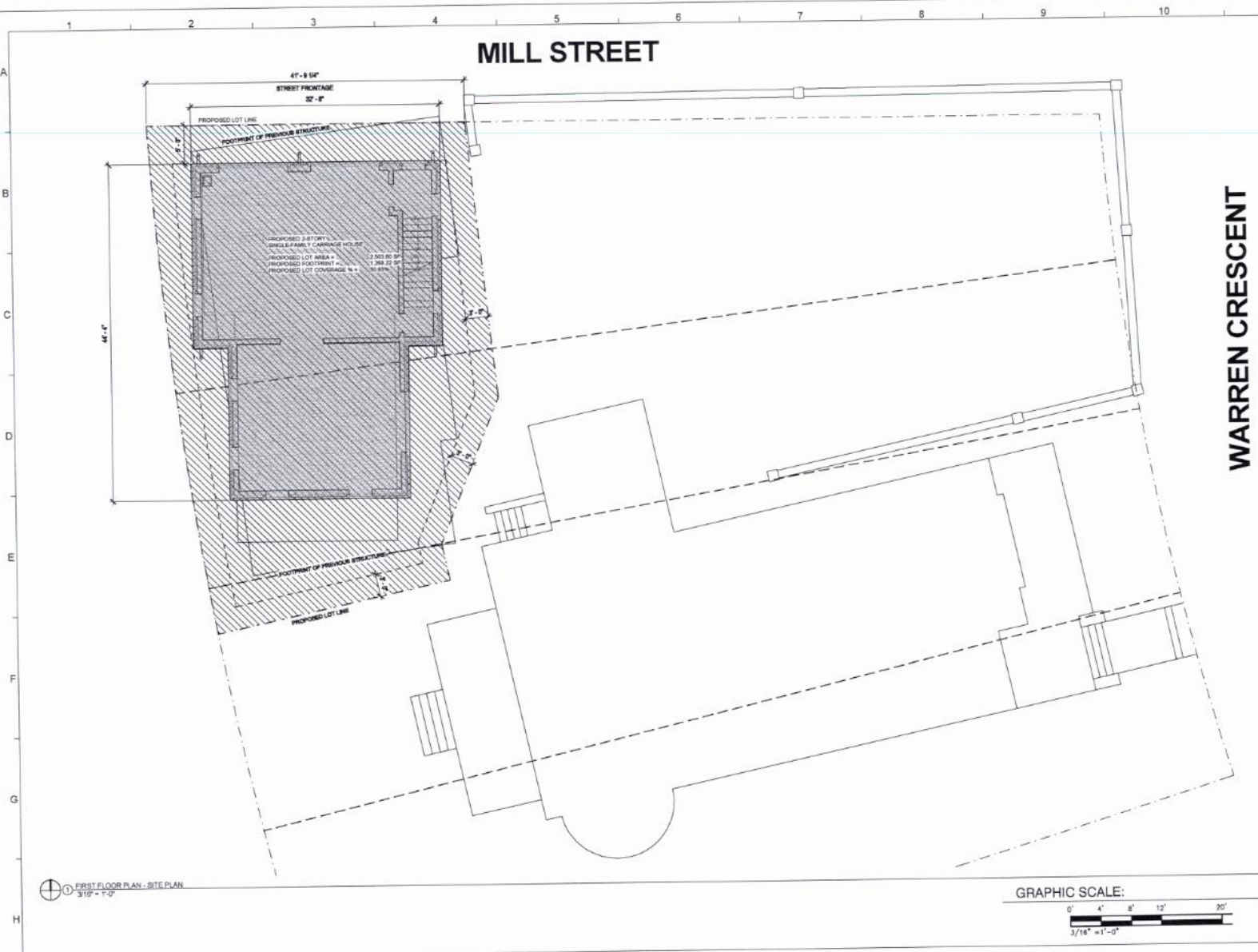
NOTE:

AS SHOWN ON THE FLOOD INSURANCE RATE MAP, THIS PROPERTY APPEARS TO FALL IN :
FLOOD ZONE (S) "A4" "B"
COMMUNITY NO. 510104
PANEL NO. 17D DATED: 4/17/84
BASE FLOOD ELEVATION = 8.5

SCALE: 1"=25' DATE: 1/16/99 REFERENCE: NORFOLK M.B.1, PG.28B F.B. 230 Pg. 16,17

REF. 14,602 & 19,614

-50,505-99





208 East Plum Street
Norfolk, Virginia 23510
757.222.5810
www.wpa-va.com

PROGRESS SET
NOT FOR CONSTRUCTION

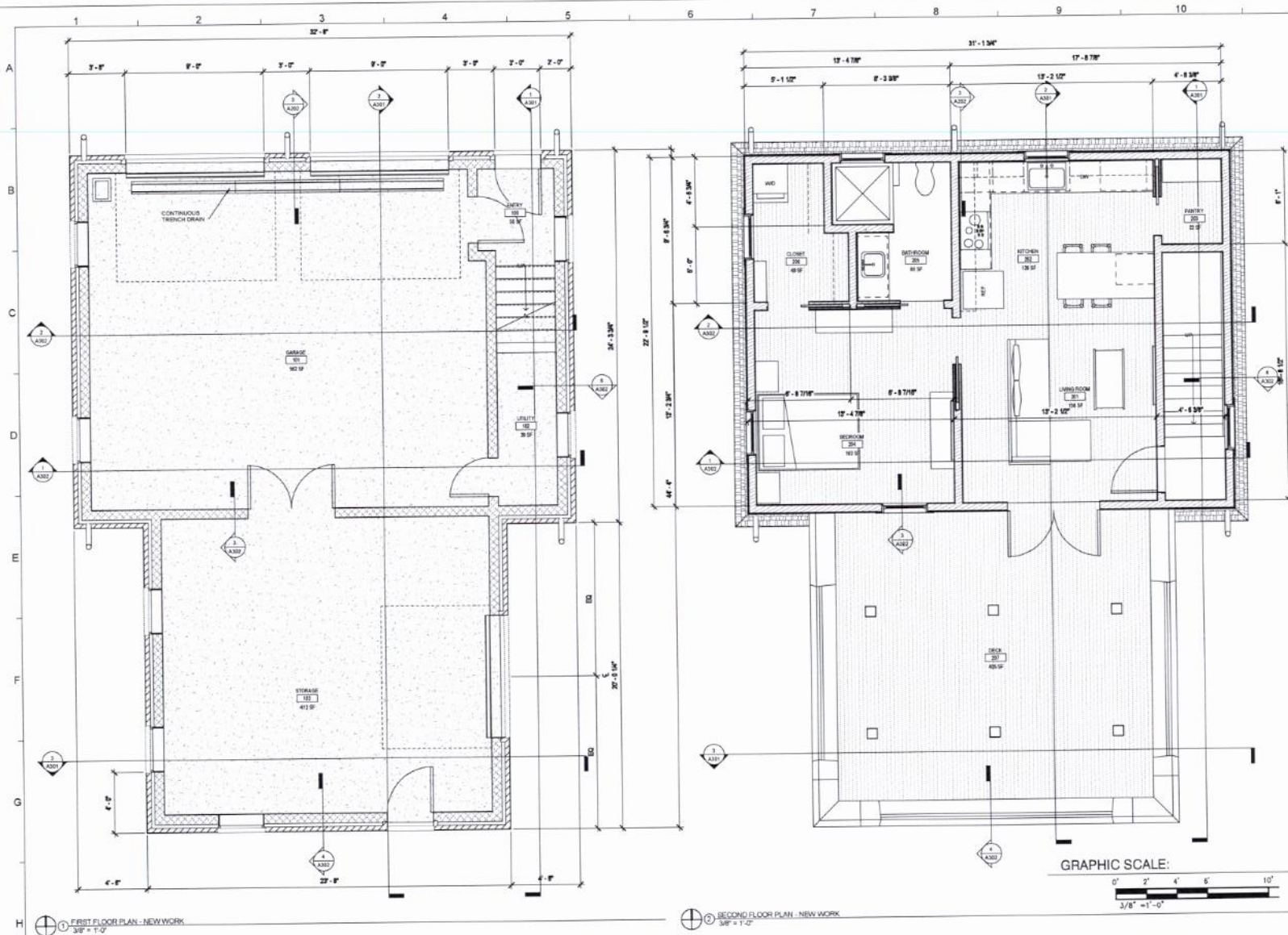
LARRY AND ROBBIN BRETT
GARAGE AND CARRIAGE HOUSE

208 MILL STREET
NORFOLK, VA 23510

PROJECT #	1515
DATE	Issue Date
Project Status	
REVISIONS	

SITE PLAN

A001



WPA
WORTHINGTON PROJECTS ARCHITECTS
2038 East Plume Street
Norfolk, Virginia, Suite 2
Norfolk, Virginia 23502
Phone: 757.227.5310
Fax: 757.227.5311

**PROGRESS
SET
NOT FOR
CONSTRUCTION**

**LARRY AND ROBBIN BRETT
GARAGE AND CARRIAGE HOUSE**
333 AMES STREET
NORFOLK, VA 23510

PROJECT # 1515
DATE Issue Date
Project Status
REVISIONS

FLOOR PLANS

A101

**PROGRESS
 SET
 NOT FOR
 CONSTRUCTION**

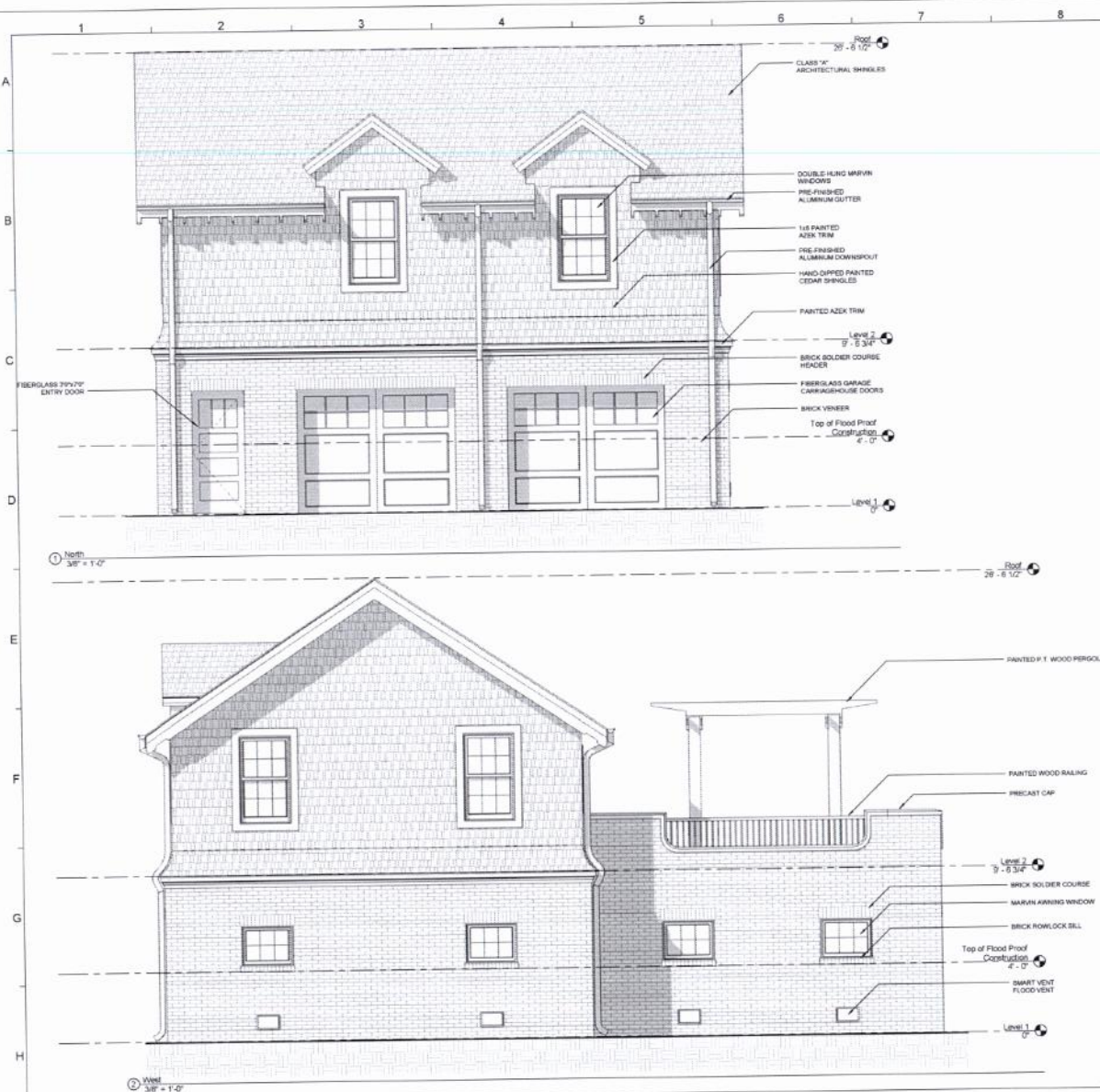
**LARRY AND ROBBIN BRETT
 GARAGE AND CARRIAGE HOUSE**

300 N. L. STREET
 MONROVIA, AL 36050

PROJECT # 1515
 DATE Issue Date
 Project Status
 REVISIONS

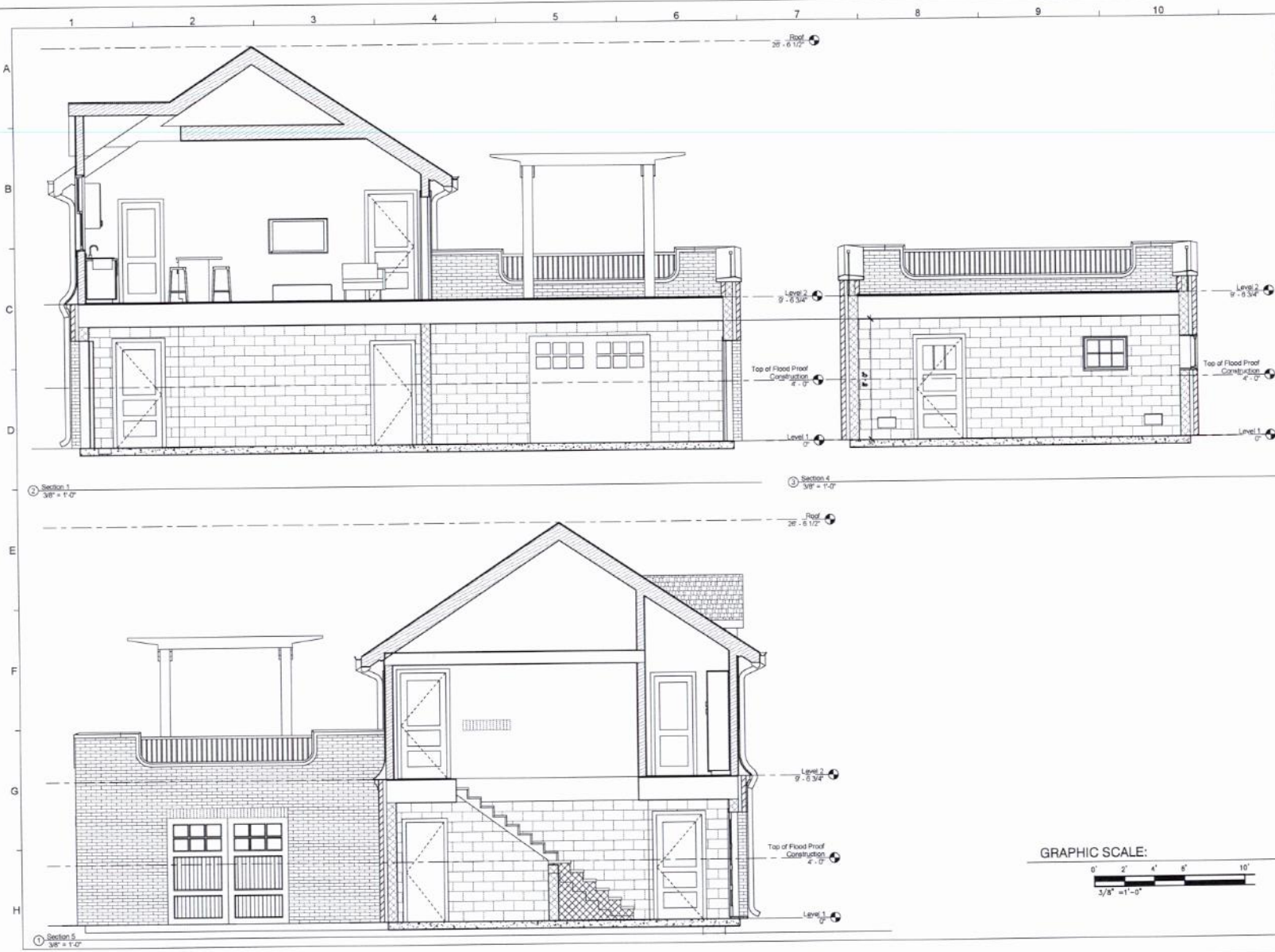
ELEVATIONS

A201



GRAPHIC SCALE:





208 East Plum Street
Monte Vista, Suite 2
Monte Vista, Colorado 81454
Phone: 970.227.2272
Fax: 970.227.2273

WPA
ARCHITECTS

**PROGRESS
SET
NOT FOR
CONSTRUCTION**

**LARRY AND ROBBIN BRETT
GARAGE AND CARRIAGE HOUSE**

208 E. PLUM STREET
MONTAVILLE, VA 22070

PROJECT # 1515
DATE Issue Date
Project Status
REVISIONS

SECTIONS
A301

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



WPA
2018 East Paine Street
Monticello, Virginia 22940
Phone: 800.737.2272
Fax: 800.737.2273

**PROGRESS
SET
NOT FOR
CONSTRUCTION**

**LARRY AND ROBBIN BRETT
GARAGE AND CARRIAGE HOUSE**

PROJECT # 1515
DATE Issue Date
Project Status
REVISIONS

HISTORICAL
STRUCTURE

A701



208 East Plume Street
 Monticello Academy, Suite 2
 Norfolk, Virginia 23510
 Phone: 757.227.5310
WPA
 WORK PROGRESS ARCHITECTS

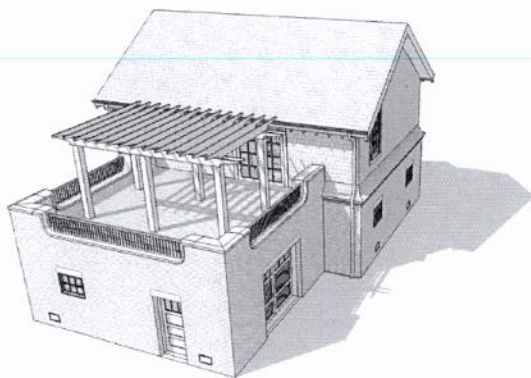
**PROGRESS
 SET
 NOT FOR
 CONSTRUCTION**

**LARRY AND ROBBIN BRETT
 GARAGE AND CARRIAGE HOUSE**
 133 M.L. STREET
 NORFOLK, VA 23510

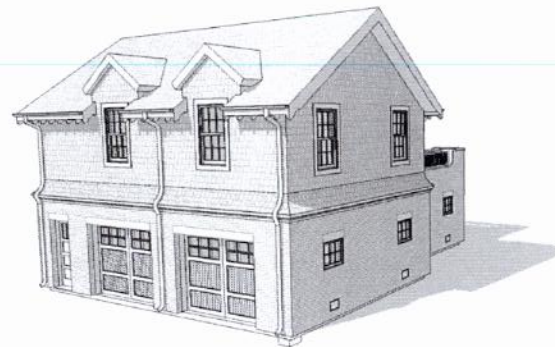
PROJECT # 1515
 DATE Issue Date
 Project Status
 REVISIONS

PROPOSED
 STRUCTURE

A702



1 Exterior - Southeast



2 Exterior - Northwest



3 3D View 1



4 Living Room

208 East Plum Street
 Norfolk, VA 23510
 WFA
 ARCHITECTS

**PROGRESS
 SET
 NOT FOR
 CONSTRUCTION**

**LARRY AND ROBBIN BRETT
 GARAGE AND CARRIAGE HOUSE**

40 MILL STREET
 NORFOLK, VA 23519

PROJECT # 1515
 DATE Issue Date
 Project Status
 REVISIONS

3D VIEWS

A901

Tajan, Robert

From: Straley, Matthew
Sent: Wednesday, October 28, 2015 1:37 PM
To: info@ghentva.org; Emily Birknes
Cc: Whibley, Terry; Winn, Barclay; Wilson, Denise; Tajan, Robert
Subject: new Planning Commission application - 533 Mill Street
Attachments: 1515_Brett_Carriage House_Special Exception App.pdf

Ms. Birknes,

Attached please find the application for a special exception for the resumption of a nonconforming use at 533 Mill Street in accordance with the provisions of section 12-9(a)(1) of the *Zoning Ordinance of the City of Norfolk*, 1992, as amended.

The purpose of this request is to rebuild a previously existing carriage house that was destroyed by fire.

The item is tentatively scheduled for the December 10, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Bobby Tajan* at (757) 664-4756, robert.tajan@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II

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